

DEPARTMENT OF EDUCATION

REQUEST FOR PROPOSALS

RFP No. R6100213

PHASE I – QUALIFICATIONS

FOR

DEVELOPMENT AND IMPLEMENTATION OF AN ENERGY EFFICIENCY AND SUSTAINABILITY MASTER PLAN (EESMP)

SUBMITTALS WILL BE RECEIVED UP TO 2:00 P.M. ON OCTOBER 26, 2012 AT:

DEPARTMENT OF EDUCATION AUXILIARY SERVICES BRANCH 1037 SOUTH BERETANIA STREET HONOLULU, HAWAII 96814

NOTICE TO OFFERORS

REQUEST FOR PROPOSALS RFP No. R6100213 PHASE I – QUALIFICATIONS

FOR

DEVELOPMENT AND IMPLEMENTATION OF AN ENERGY EFFICIENCY AND SUSTAINABILITY MASTER PLAN (EESMP)

will be received at the Department of Education, Auxiliary Services Branch, 1037 South Beretania Street, Honolulu, Hawaii 96814, up to 2:00 p.m. October 26, 2012.

A non-mandatory pre-proposal conference is scheduled for 9:00 am, October 11, 2012 at the Room 110, McKinley School for Adults, 634 Pensacola Street, Honolulu, Hawaii to explain and clarify any questions regarding this project.

IMPORTANT NOTICE TO INTERESTED PARTIES

If interested in responding to this solicitation, you must first register your company via email to: **Auxiliary_Services_Branch@notes.k12.hi.us**

To register your company, please provide the following information on your email request:

- ❖ Name of Company
- Name of Contact Person
- FAX Number
- Email Address

- Mailing Address
- Telephone Number
- Solicitation Number

Once you have registered your company by submitting the above information, you will be notified via email that you successfully registered. A copy of the Request for Proposal, Phase I - Qualifications will be attached.

KATHRYN S. MATAYOSHI SUPERINTENDENT DEPARTMENT OF EDUCATION

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IMPORTANT NOTICE TO INTERESTED PARTIES

In order to receive Section IV, which contains the specific response requirements, you must first register your company via email to: Auxiliary_Services_Branch@notes.k12.hi.us

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SECTION I

Introduction

In accordance with the requirements of Chapter 103D-303 of the Hawaii Revised Statutes, the Department of Education (DOE) is issuing this Request For Proposals, Phase I - Qualifications as the first step in a two step Request For Proposals (RFP) to qualify professional engineering firms to participate in the upcoming RFP to assist the (DOE) in creating, articulating and implementing an Energy Efficiency and Sustainability Master Plan (EESMP)

The EESMP builds upon the demonstrative aspects of the Lead By Example clean energy requirements (as detailed in Act 96 and Sustainability Policy 6710) to seek a broader and deeper transformation.

Advantages to the DOE include lower energy costs and energy efficient facilities across all types of technology and minimizing cost of interconnection costs.

- 1. The DOE is targeting the lowest possible EPC and interconnection costs. This program accomplishes this goal using open book construction and financing requirements with the intent of lowering transaction costs at the program level for financing of EEM, generation and control systems.
- A goal of the program is to engage as many local consultants and subcontractors as possible to accomplish the goals and objectives the program.
- 3. The DOE will use this RFQ to qualify Offerors who will then receive a detailed RFP.
- In order to maximize the benefits to the local community, and enhance the successful integration of each school's project, the program will employ a micro grid philosophy.

SECTION II

SCHEDULE

The schedule set forth below represents the DOE's best estimate of the schedule that will be followed.

Advertising of Request for Proposal, Phase I – Qualifications	October 3, 2012
Pre-proposal conference	October 11, 2012
Deadline to submit written questions	October 18, 2012
DOE response to written questions	October 22, 2012
Qualifications due	October 26, 2012
Notification of Qualification Status	November 2, 2012
Release Date of Request for Proposal, Phase II - Offers to qualified Offerors	November 2, 2012
Deadline to submit written questions	November 9, 2012
DOE Response to written questions	November 14, 2012
Offer Due Date	November 21, 2012
Discussions with Qualified Offerors	To be scheduled if necessary
Best and Final Offer	To be scheduled if necessary

TERM OF CONTRACT

The overall contract term shall be as follows:

- Initial assessment, design and implementation phase 5 years.
 - DOE will consider up to three one year extensions to the above contract term
- Operation and Maintenance Agreements for Power Purchase Agreements
 20 years from the date of system acceptance per site.

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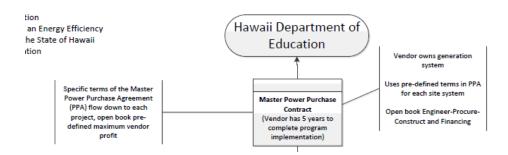
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SECTION III

MAJOR PROGRAM COMPONENTS

The following information is to provide more detailed explanation of the Major Program Components. Each section explains the component of the program approach in more detail and how the EESMP achieves the DOE's strategic plans for energy and sustainability.

Power purchase agreements



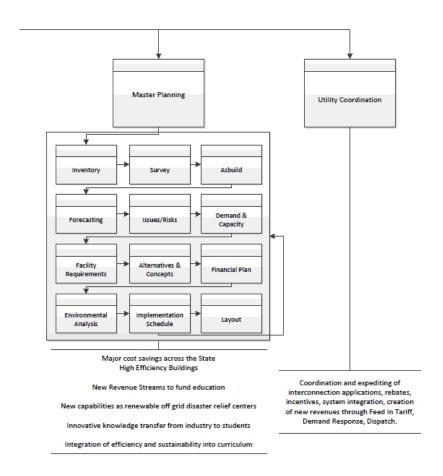
One Offeror will be selected to implement the entire **Master Power Purchase Contract** using qualifications and then the lowest Internal Rate of Return selection. Contract term is as described in Section II.

Offeror will own all the generation systems (Wind, Solar, Wave, Biodiesel, etc. in a variety of mixes unique to each site and the local grid).

The DOE will purchase power from this Offeror, similar to existing Power Purchase Agreements.

To get the best price per kWh at each school for the DOE, the Offeror shall operate on an open book system where he must show all costs and adjust each school's individual PPA rate to achieve the lowest possible price of energy for each schools PPA.

Master planning



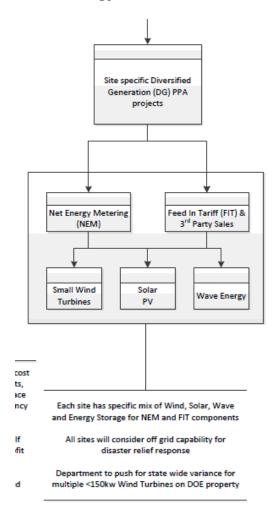
The Offeror selected shall develop a **Master Plan** for both power consumption and generation. The master plan will include all DOE schools and facilities, DOE offices and Charter schools, which means every DOE site will have sustainable systems to generate electricity at the end of the five year initial assessment, design, and implementation phase of the contract.

There are requirements in the master plan beyond energy efficiency and renewable generation; these include disaster relief and civil defense capabilities, as well as a way to include an educational component to the program. The selected Offeror shall at reasonable times, increase the size of each generating system throughout the next 20 years so that every facility maintains a net zero energy import profile.

In order to facilitate the master plan implementation, the Offeror selected shall also demonstrate a history of **Utility Coordination**, meaning they must have

experience in working with utilities to negotiate and facilitate the application process for interconnection.

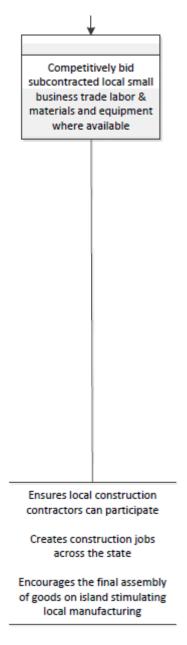
Clean energy



The Offeror must be able to develop site-specific diversified generation power purchase agreement projects, ie, generate power not only using photo voltaic systems, but also utilizing wind (turbines) and even wave technology.

The Offeror shall hold community engagement meetings for each school site and understand the interest and willingness to adopt small wind energy into the local school's component of the EESMP. The approach will be customized for each school site, and only communities that request small wind will have it included in the DOE master plan for their school. The DOE considers small wind as systems from 1kw to 150kw turbines using both vertical and horizontal wind turbine technology.

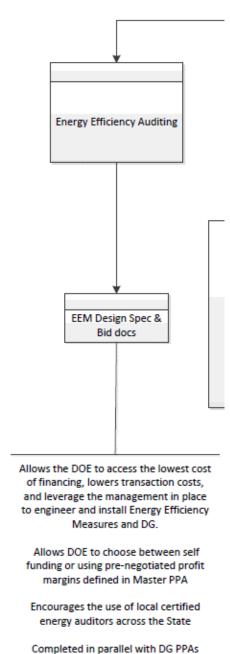
Open book accounting and utilization of local labor



Once the Offeror designs the specific PPA systems, they will competitively bid the construction of all projects. DOE is requiring the Offeror to utilize local labor and expertise as much as possible.

DOE will also require the Offeror to separately bid out and negotiate the major material contracts, and where possible utilize local products, so that the DOE can get the best value for tier 1 products.

Energy Efficiency



The Offeror shall conduct Energy Efficiency Audits for each DOE facility and design energy efficiency measures (i.e. energy efficient AC, water heaters, lighting, etc.). Financing of these projects may be required by the Offeror as part of the PPA or funded directly by the DOE. Energy efficiency measures will be implemented in parallel with the renewable generation projects. The Offeror shall use only certified energy auditors and certified energy managers (CEA/CEM Certified) for the energy auditing and energy audit reports.

The DOE expects the Offerer to make all necessary effort to complete all energy audits within the first twelve (12) months of the program and final engineering packages and financing options completed and presented to the DOE for final financing decisions within the first eighteen (18) months of the program.

Quality Control

Quality metrics such as Schedule Performance Index (SPI) and Cost Performance Index (CPI) and feedback from individual schools will be implemented and regular meetings with DOE leadership; Principals and key facility staff as well as school neighbors will be on a regular basis. The Offeror will be required to have staff on site during construction due to the large and complex nature of each sites projects (building automation, indoor and outdoor lighting, PV, wind, HVAC, rain water harvesting, water conservation, water heating).